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MUNJOY OBSERVER



Vol. III, No. 6

Mid-Summer, 1965

Revised Relocation Payment Program Starts In September

The Housing Act of 1964 provides two additional types of relocation payments which are intended to assist in minimizing any hardships of displacement.

The new payment plan will affect families, elderly individuals (over age 62) and small businesses displaced from the project on or after January 27, 1964.

Relocation payment to residents and businesses displaced by the PRA prior to the enactment of the Housing Act of 1964 had been limited to reimbursement for moving expenses and any actual direct loss of property.

Under the new program, the maximum dollar amount available to elderly individuals and families is set at \$500, and for small businesses \$1,500. But we must stress maximum available! Payment cannot be made unless the family or elderly individual has moved to a decent, safe and sanitary dwelling.

It is important, therefore, that individuals and families planning to move because of displacement by PRA move to a standard unit. This would apply to rental and sales housing. If you are notified that payment cannot be made because your present residence is substandard you have 90 days to move to a standard dwelling or have the substandard conditions in your current location corrected.

PRA under current regulations inspects relocation housing to determine if the residence is standard. The Housing Inspector determines whether the residence meets the minimum occupancy standards of the housing code of the City of Portland.



Above, Waterville Street paving operations. This street required extensive repairs and resurfacing. New streets, sidewalks and tree planting were completed in the Contract II area (Sheridan through Munjoy Streets) at the end of June. The Public Works Department reports that Congress Street from Atlantic to the Eastern Promenade will be resurfaced this summer.

Each individual family and small business that may be entitled to the new payment will be informed by letter from the PRA early in September. Forms will be sent to you, and you are urged to contact the PRA Office 774-6278 if you need help in completing the form or if you have a question.

It is very important for those who have not yet moved, that they do not risk losing their eligibility for a Relocation Adjustment Payment by moving to a dwelling unit that is not decent, safe, and sanitary. If you have selected a place to move to please ask PRA to inspect the unit. This is necessary if you buy or rent, or whether you move in with someone else.

This new Relocation Adjustment is in addition to other benefits provided to those displaced by Urban Renewal. It aims to help you in making a successful relocation and to help offset any hardship to you for your move.

The Relocation Department is here to help you in every way it can. Forms for the payments will be mailed early in September. Your early response will help us to make the payments at the earliest possible date.

Winners Announced

At PRA's Board of Commissioners meeting held July 15 winners of the essay contest held in the *Munjoy Observer*, May, 1965 were announced.

First Prize winner is Adelina Gladys Cerino, 11 years old, 17 Merrill Street, Portland. Second prize was awarded to: Richard C. Siteman, 10 years old, 12 Kellogg Street. Adelina Cerino's winning essay is printed in this issue of the *Observer*.

I Think A Community Should Be by Adelina Gladys Cerino

I think a community should be a good place where we can live and it should be kept clean. I believe that the neighbors should get along good and should be able to trust each other. I believe the children in a community should be taught not to break windows and not to destroy their neighbors' property. I believe children should be taught not to fight with their neighbors. I believe a community should have a playground where the children can play. Because a lot of homes don't have a yard and it isn't good for children to play in the street. It should have a place where boys can play ball for it is dangerous for boys to play ball in the street.

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Renewal And Code Enforcement

The Housing Inspection Division which is assigned to inspect housing in a renewal area, as well as housing elsewhere in the City, is one of the most important parts of a successful renewal program. Without a vigorous housing code program renewal is impossible and would unquestionably mean that rehabilitation aspects of renewal would not work.

Code enforcement is a set of standards passed by the City Council establishing minimum standards as they apply to dwellings in the City of Portland. All the buildings in the City of Portland must comply with the minimum standards. The key word is minimum!

The urban renewal program provides that all structures in the Munjoy South area must be brought up to not less than the *minimum* requirements of the code program of the City of Portland. Each dwelling unit in Munjoy South was inspected by the housing inspector and violations of the minimum standards were reported to the owners. The notice was a friendly one asking the owner to correct the deficiencies as soon as possible. Reinspection by the housing inspectors determines if the owner corrects the deficiencies. The PRA rehabilitation staff works with the housing inspector in order to help the owner plan on these improvements. In many cases owners plan more improvements than required by the inspection notice. The owner often finds that this is a good time to do a complete rewiring job rather than a makeshift repair to his electrical system. Perhaps his plumbing is faulty, old, no longer repairable, — new replacement may be a cheaper job than costly corrective maintenance. Help on loans for the owner are also arranged by PRA rehabilitation staff. New low interest direct rehabilitation loans will be available very soon and a report on these will be released in the next issue of the *Observer*.

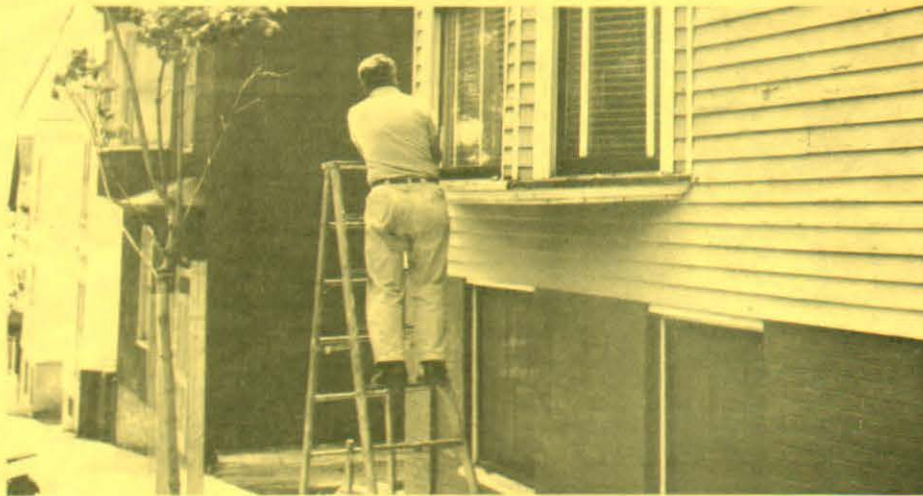
A housing inspector has sometimes found conditions so bad in some housing that the continued use of the dwelling endangered the lives of the occupants. Direct orders to close the unit are immediately sent to the owner and he can no longer rent that unit until the repairs are made.

Recently PRA has stepped up its enforcement of housing code violations. During the past three months, legal notices have been sent by the Housing Inspector to those owners who have done little or no work on their substandard properties since the

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No. 46 Congress Street, formerly substandard overcomes the ancient enemy of us all "Creepy Blight" and, above, finishes it off with a gleaming coat of paint.



At 16 St. Lawrence Street repairs to defective window sills and putty are being applied by a Breggia family member. One of PRA's tenants, Charles Ricci relocated here.



The comparison speaks for itself. Above, 19 Adams Street after painting and rehabilitation. The adjacent building is to be acquired by PRA.

Views From The Other Side Of The Fence

PRA staff member, "Looks good!" Referring to the improvements to sidewalks and streets.

He, — "Yes, it is the best job around. I've lived here twenty-seven years and a big problem is some of the kids. Some mothers send them out on the streets and let them do whatever they want all day long. The street is their real home."

PRA member, "Well, aren't there always a few bad apples around? For the most part the kids are okay, — in some cases better than the adults!"

"Listen, — you see this fence, my house, and garden! I try to keep things in good shape. You people inspected my place and found a few things wrong. I corrected these things. Don't misunderstand me! I like children. But a few of these kids are impossible. They tear through your yard — break your fence — destroy — it's discouraging . . . What can you do?"

"Perhaps, but some people have set up teenage dances and parties on their block to keep the children interested in other things."

"I was wondering what to do with my house. I didn't want to repair it because things were up in the air. At one time they were going to take more buildings down on Sheridan Street. They changed their minds . . . Looking down the street to the empty lots on Adams Street. . . . What is going to happen to the empty land on Adams Street?"

"First, this house isn't going to be taken. The plan provided that only certain properties will be acquired. The cleared land is going to be sold to a redeveloper as soon as possible. It will help your property value. Presently, a developer is seeking approval for middle income housing for the entire clearance area land."

"New housing? That means more children . . . Well, I'm going to rebuild this fence. You can see it is old and needs repair. Not that that will keep the kids out. Do you know what a few kids were doing here last weekend?" . . . "You see that garage across the street . . . They were climbing on the roof . . . I want to tell you this street is shaping up. The only thing I wish is that a few of these bad apples got a spanking . . . What about that house across the street: Are you going to take that one down?"

"No. The owner is going to have to fix it up!"

"What if he doesn't?"

"Good question . . . He can be fined by the courts. We intend to keep after the owners. We offer all the

help we can — short of doing the work ourselves . . . If they don't correct the deficiencies we will turn it over to the Housing Inspector. The owner will get a legal notice. He can be taken to court and fined anywhere from ten dollars to one hundred dollars, and each day's failure to comply is a separate offense. In other words it will be cheaper to repair the place than pay the fine. Naturally, everyone will be given an opportunity to correct the problems."

"Well, I'm for that . . . some people refuse to take care of their homes, and are only interested in making money . . . But what about the tenant who ruins a place?"

"That is up to the landlord. He rents the place! If the tenant violates the City's Housing Code the tenant can be held responsible and fined."

"Come back . . . I'll show you my new fence."

"Thanks, and really many thanks for being the kind of property owner who cares. The more who care . . . the easier rehabilitation becomes . . ."

Neighborhood Youth Corps Now Seeking Applicants

The Neighborhood Youth Corps is attempting to make more "employable" some of Portland's youth in need of work training. These young people, from 16 to 21 years old, out-of-work and out-of-school, are facing the very severe problem of unemployment in our new technology and automation in industry.

With the cooperation of the U. S. Dept. of Labor and the City of Portland the Neighborhood Youth Corps has been established to retrain under-educated teenagers to assume responsibility, and to function with a better understanding of basic work attitudes and work habits. At the end of their six-month training program these young people should be able to enter the open labor force as a partially-experienced worker.

There are many good jobs avail-
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Above, two little brick removers at work. Parents, please help by stopping youngsters who are removing the brick around trees and poles and throwing the bricks out in the street!

Code Enforcement

(Continued from Page 2, Col. 3)

beginning of the project. These notices give the owner 30 days in which to comply with orders issued on the property. Approximately 10 such notices are being processed each month. To date, in all but one or two cases, rehabilitation activity has been started or completed as a result of the notices. Legal action under Sec. 24, Chapter 307 of the Municipal Code will be taken if the owner fails to commence on the required improvements. A fine of not less than \$10.00, nor more than \$100.00 is provided.

The Munjoy South rehabilitation program is generally progressing at an acceptable rate, but there are some owners who have failed to undertake improvements as required by the renewal plan and the housing code program of the City of Portland. Everyone has received a notice that his property met the standards or required work. This year of 1965 is an extremely important year in Munjoy South's rehabilitation plans. At the end of 1964, 49 per cent of the structures in Munjoy South were standard. During May and June, 27 formerly substandard structures containing 74 dwelling units were reclassified standard. This is good! Munjoy South can do better!! The Munjoy South rehabilitation program should be completed by the middle of 1967; that is 95 % of the structures must meet the minimum code standards. At the end of 1964 Munjoy South had reached the half-way mark. This year has to be a banner year in rehabilitation if the program is to succeed.

This is why the code enforcement program is so essential to the renewal plan. When an owner has been given all the opportunity to comply with the regulations that can be given the follow-up must be vigorous but fair. Everyone gets a notice. Each owner is given the opportunity for an extension as long as he makes good on his promise to complete the improvements. A step-by-step program has been worked out between the renewal agency and the housing inspector and the corporation counsel of the City of Portland. PRA sees this as a fair program. A staff of rehabilitation experts is available to advise on plans as well as to assist an owner to obtain financing. Only as a last resort will legal action be used. The program protects the owner who does the work required by the city ordinance and guarantees everyone similar treatment, and ample opportunity to comply with the regulations. Fines by the courts can be made when necessary to assure that Portland's program is a continuous code program.



New concrete sidewalks have been installed on the Eastern Promenade.

Help Your Trees!

The following remarks by Commissioner William L. Slayton, URA are of interest since they apply to the tree planting program in Munjoy South.

"Tree-planting should be a high priority in every beautification program. Few individual measures can bring about a more dramatic transformation of the urban scene than an abundance of street trees, skillfully located and faithfully tended. The natural counterpoint is a profusion of shrubs and flowers. These simple and age-old remedies have wrought striking changes in the Nation's Capitol this year, where every small park and border is a delight to the eye."

The tree planting program in Munjoy South needs the help of every owner and resident in the area. The severe drought is hurting the growth of the trees planted in the area last fall and this spring. Owners are urged to help the trees survive this difficult time by watering the trees during the drought. New trees require ample water to survive. The City's Park Department would appreciate the help of residents in Munjoy South.

Some of the trees have died because they were defective when planted or have been killed by lack of moisture. To replace them will mean an additional expense to the City and you the taxpayer. Help the

trees this summer by watering them, and call the Parks Department if a tree needs expert treatment to help it grow.

So far, no tree in Munjoy South has been vandalized. This is an outstanding accomplishment, and PRA and the City appreciate the help of parents and teenagers in respecting the value of a tree.

Youth Corps

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able locally during this six-month opportunity period. Teenagers who are out of school and unemployed would do well to look into this opportunity. Some youngsters are working with the Portland's Dept. of Public Works, the Parks Dept., Center Day Camp, Child and Family Services and the Public Housing Authority. Job openings vary from hospital work to day recreation centers; heavy equipment operators and maintenance workers, kitchen helpers and clerical assistants. All report in on Friday at the Neighborhood Youth Corps Center for further guidance. The youths are paid weekly for the job they do.

All applicants who are eligible should report to the Youth Opportunity Center at 92 Oak Street, for initial interviews and testing. Applicants are then referred to the Neighborhood Youth Corps within a short time interval for actual job placement.

Essay Winner

(Continued from Page 1, Col. 3)

Over \$25.00 worth of prizes in the form of free merchandise was donated by local "Hill" merchants for the contest. PRA wants to thank the merchants who cooperated in making this contest available to the young people of Munjoy Hill.

DiMatteo

86 St. Lawrence St.

\$1.00 worth of merchandise

Sam's Superette

71 Congress St.

\$2.00 worth of merchandise

Munjoy Drug Company

109 Congress St.

\$2.50 worth of merchandise

Lou's Meat & Fish Market

92 Congress St.

\$2.00 worth of merchandise

Nick's Variety

100 Congress St.

Two (2) 6 packs of Pepsi-Cola

Ben's Barber Shop

101 Congress St.

One (1) free haircut

Abbey Cleaners

117 Congress St.

\$5.00 worth of dry cleaning

Munjoy Florist Shop

129 Congress St.

\$2.50 worth of merchandise

First National Stores

Congress St.

\$2.00 worth of merchandise

Munjoy Hill Market

181 Congress St.

\$2.00 worth of merchandise

Breggy's Pizza

89 Congress St.

Two (2) Pizzas

Karrie's Market

57 Congress St.

Two (2) 6 packs of Pepsi-Cola

Durost Bakery

17 Congress St.

\$2.00 worth of merchandise

Rainbow Beauty Shop

102 Congress St.

One (1) free shampoo & set

Ben's Market

47 Moody St.

\$2.00 worth of merchandise

Two Little Tailors

211 Congress St.

Two (2) suits pressed free

Hilltop Super Market

135 Congress St.

\$2.00 worth of merchandise

Blocks Variety Store

97 Congress Street

\$2.00 worth of merchandise

Sam's Barber Shop

188 Congress St.

One (1) free haircut

PRA wishes to thank everyone who entered the contest and wants everyone to know that it was difficult to select the winners.